

BAA

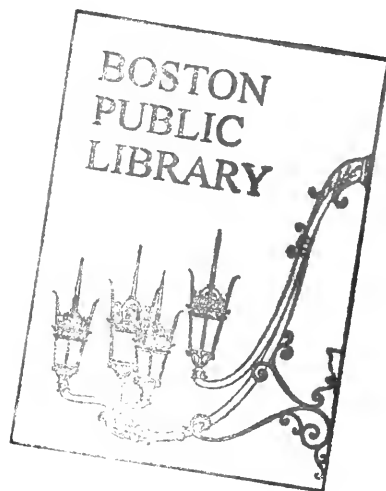
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CAPITAL IMPROVEMENTS PROGRAM

Elliot Norton Park

Pagoda Park

Attachments





PAGODA PARK RELOCATION

Alternative Sites
A Preliminary Evaluation

(Draft for Discussion Purposes)

February 25, 1987

(Revised)

PAGODA PARK RELOCATION

Alternative Sites A Preliminary Evaluation

Introduction

In 1982, the BRA was awarded a \$400,000 grant from EOCD for the purpose of relocating Pagoda Park. Relocation of the Park is necessitated by plans of the MBTA to construct new ramps from South Station to the Southeast Expressway and to Kneeland Street as a part of Phase II of the South Station project.

A site for the new Pagoda Park has been proposed located adjacent to the Surface Artery between Essex and Beech Streets. Implementation of this proposal is dependent upon several factors including total cost, transportation considerations, adequacy of design, and timing relative to the South Station Phase II project.

The purpose of this preliminary paper is review briefly several sites as potential alternative locations for Pagoda Park. On the following pages, eleven sites are reviewed; five in the Chinatown area north of the Turnpike and six in the South End area immediately south of the Turnpike.

For purposes of this preliminary evaluation, sites reviewed have been limited to those currently in public ownership by either the BRA or the City of Boston. Some sites are listed in this review only because they have been suggested as potential relocation sites for Pagoda Park from time to time. For reasons noted, many are inappropriate because of prior commitments to other uses, or because there would be major conflicts with other community development objectives. This is particularly true with most of the South End sites listed herein.

Finally, it should be emphasized that none of the alternatives have been discussed with community groups or associations in the respective neighborhoods. These groups may have considerable interest in the Pagoda Park relocation plans, the sites being considered, and the facilities to be included in the final design. If further consideration is given to any of the sites reviewed, more detailed analyses will be required as well as discussions with appropriate community interests in Chinatown and the South End.

Existing Pagoda Park

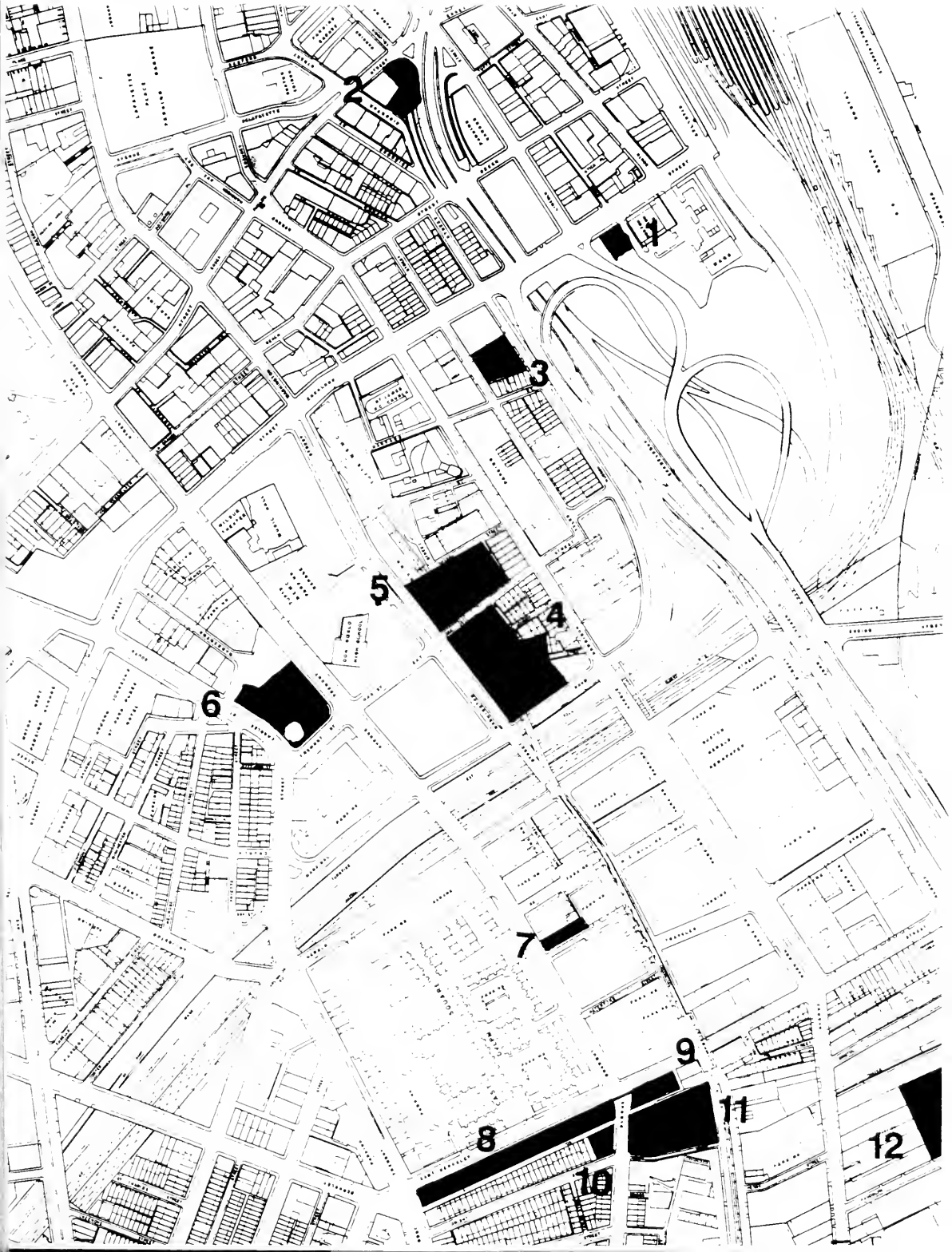
The existing Pagoda was constructed by the City of Boston about 10 years ago on land leased from the Commonwealth for one dollar per year. The lease is a short term tenant at will, 30 day notice to vacate.

The site is situated on Kneeland Street adjacent to ramps from the Turnpike and Southeast Expressway. The site is approximately 50,000 square feet, of which, approximately 17,500 square feet are used for active recreation purposes. The park's facilities consist of two basketball courts (38 x 74 feet), a volleyball court (30 x 60 feet), four sets of bleachers, and 20 oak trees screening the park from the expressway ramps. The non-active portion of the site consists of about 32,000 square feet of grass area a few trees and two tree houses. Overall, the park is in very good condition, heavily used and well maintained.

Preliminary Suggestions

Briefly, the results of this review of potential alternative sites indicate the following:

1. There are very few sites in either the Chinatown or South End neighborhoods which are suitable for the proposed relocation of Pagoda Park.
2. By far, the majority of the publically owned and available sites are committed to the production of neighborhood housing and are thus unavailable for other purposes.
3. Exceptions to the above may exist on Parcels R3, R3A along Washington Street in Chinatown. The large size of the parcel and the potential for future mixed uses on the site may provide opportunities for active community recreation uses.
4. Subject to review by appropriate community interests, existing Elliot Norton Park may provide an opportunity for active recreation uses as at least a partial replacement for Pagoda Park. Elliot Norton Park is in poor condition, is inappropriate in terms of current community open space needs, and has recently been considered for rehabilitation and rebuilding. BRA staff have prepared preliminary plans for its reconstruction. City Capital funding to the BRA of \$500,000 was approved in the May, 1986 funding round for reconstruction of this park facility. To date, no action has been taken on this.
5. Although the upper South End has been suggested as a possible area for relocation of Pagoda Park, this evaluation of sites indicates that the publically owned and available sites are already committed for new neighborhood housing, or are too removed from the primary users, or both.



PAGODA PARK

SITE 1 EXISTING KNEELAND STREET SITE

- to be relocated due to construction of MBTA ramps from South Station to Southeast Expressway and Kneeland Street.

SITE 2 ESSEX/BEECH STREETS/SURFACE ARTERY

- current proposed relocation site
- 12,000 to 15,000 s.f.
- City/private ownership
- well located in proximity to users; development of site could be phased; existing \$400,000 grant from OECD to assist development.
- private parcel acquisition costs very high; high development costs due to decking over ramp; implementation dependent on many factors including cost, and transportation policy decisions.

SITE 3 TYLER STREET (Parcel R-1)

- 19,300 s.f.
- BRA-owned
- temporarily used by YMCA inflatable structure
- conveniently located and easily accessible to residential community
- adequate size to accommodate assumed program
- direct conflict with community objectives for creating new housing (75 units) on site following relocation of Y.

SITE 4 WASHINGTON/OAK STREETS (Parcel R-3, R-3A)

- 80,000 s.f. ±
- BRA-owned
- currently proposed reuses include housing, open space, institutional, parking, YMCA -- current negotiations between BRA, NEMCH and CNC to determine future use of site.
- future open space and recreation uses on the site should probably serve immediate residential neighborhood and development on site as first priority.
- should future use of site be resolved soon, opportunities for community-wide recreation facilities (i.e. Pagoda Park relocation) could be explored as part of overall development package.

SITE 5 WASHINGTON/NASSAU STREETS (Parcel P-3)

- 60,000 s.f. ±
- BRA/NEMC-owned
- future use undetermined due to current negotiations between BRA, NEMCH and CNC.

SITE 6 TREMONT/CHARLES STREETS - (Elliot Norton Park)

- 40,000 s.f.
- BRA-owned and developed as passive public open space with funds from National Park Service via Commonwealth.
- park in poor condition; design considered inappropriate to current community needs.
- recent efforts initiated to redesign and rebuild facility, including active recreation areas, sitting areas, community gardens, tot lots, basketball courts, etc.
- abuttor opposition to active recreation uses on site.
- preliminary redesign of park completed by BRA staff.

SITE 7 140 SHAWMUT AVENUE - (Parcel 5)

- 8,543 s.f.
- BRA-owned
- currently proposed as new housing site
- inadequate size
- reasonable proximity to users

SITE 8 1 - 67 EAST BERKELEY (Parcel P6 - A)

- 47,516 s.f.
- BRA-owned
- currently proposed for new housing and open space for community gardens

SITE 9 212 - 214 SHAWMUT; 69 - 73 and 79 - 81 EAST BERKELEY (Parcels 59 - 66)

- 7,815 s.f.
- BRA-owned
- 4 story masonry structures currently proposed for rehabilitations for housing.
- inadequate size

SITE 10 219 - 225 SHAWMUT AVENUE (Parcel RC-6)

- 7,134 s.f.
- BRA-owned
- structures currently proposed for residential/first floor retail rehabilitation
- inadequate size

SITE 11 PETERS PARK (Formerly New Rotch Park)

- ° 3.22 acres
- ° City of Boston public park (playground)
- ° current uses -- ballfield, play lot, basketball courts
- ° site not in close proximity to Chinatown residential area.
- ° site already heavily used

SITE 12 ROTCH PLAYGROUND

- ° 2.8 acres
- ° City of Boston public park (playfield)
- ° current use -- ballfield
- ° in poor condition
- ° poorly located in relation to potential users

TO: Ricardo Millett
FROM: Philip Zeigler
DATE: April 8, 1987
SUBJECT: Pagoda Park - Letter for your signature to David
Dronsick

In response to David Dronsick's note to you, the attached letter reviews the current status of Pagoda Park, the proposed relocation, and the \$400,000 CDAG grant from EOCD.

Briefly, the cost of the new location has been estimated at about \$3.7 million -- which makes the proposal completely infeasible, I think.

We have suggested that MBTA go back to the drawing boards and try and come up with a scheme which does not require relocation of the park. They have agreed.

cc: Owen Donnelly

P.S.

I have a call in for David to talk about how we might be able to switch the CDAG \$400,000 to another project, rather than lose the money. Martha Bailey thought that this might be worth discussing informally with Dronsick.

BOSTON
REDEVELOPMENT
AUTHORITY

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April 8, 1987

Mr. David Dronsick
Director
Community Development Action Grant Program
Executive Office of Communities
and Development
100 Cambridge Street
Boston, MA 02202

Dear Mr. Dronsick:

The purpose of this letter is to provide you with a brief update regarding the status of the Community Development Action Grant for Pagoda Park.

As you recall, the proposal to relocate the existing facilities at Pagoda Park on Kneeland Street resulted from the MBTA's plans to construct new ramps from South Station to the Southeast Expressway and to Kneeland Street as a part of Phase II of the South Station project. The relocation site for new Pagoda Park was proposed adjacent to the Surface Artery between Essex and Beach Streets. Implementation of this proposal is dependent upon several factors including total cost, transportation considerations, adequacy of design, and timing relative to the South Station Phase II project.

Several efforts have been undertaken and completed over the past two months which have resulted in a reevaluation of the Pagoda Park replacement proposal. Consultants under contract to the Authority and the MBTA have developed preliminary alternative designs and cost estimates for the relocated Pagoda Park and corresponding realignments and narrowing of the adjacent Surface Artery.

The results of these studies indicate that the total costs for the relocated facility are very high, approximately \$3.7 million. Included in this total cost are \$1.2 million required for adjustments to the Surface Artery, \$1.5 million for acquisition of two small parcels of privately owned land, and about \$950,000 for decking over the Central Artery ramp and construction of the new Pagoda Park.



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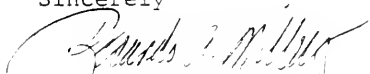
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Given the high cost and complexity of this replacement proposal, our staff reviewed possible alternative relocation sites for new Pagoda Park and have discussed these with the MBTA and our consultants. I have enclosed a copy of the study for your review. Briefly, very few sites were found in close proximity to Chinatown which would be appropriate for the facility which are not already committed for other community development purposes.

With respect to these findings, it was concluded that the design and location of the new ramps would be reevaluated to avoid having to displace existing Pagoda Park. MBTA has requested that their consultants, Howard, Needles, Tamen and Bergendorf, review this matter and rework the design.

I will keep you informed of the status of this effort, particularly in terms of the CDAG grant for Pagoda Park.

Sincerely

A handwritten signature in dark ink, appearing to read "Ricardo Millett", written over a horizontal line.

Ricardo Millett
Assistant Director
Neighborhood Housing
and Development

